

MOTION BY SUPERVISOR YVONNE B. BURKE

OCTOBER 3, 2006

The City of Lawndale (“City”) and the County of Los Angeles (“County”) have entered into an option agreement (the “Option”), for the exchange of certain real property at the Lawndale Civic Center, located at 14701 Burin Avenue, and 14615-14616 Grevillea Avenue, respectively, in the City of Lawndale, County of Los Angeles, State of California, in order to provide the County the site for construction of a new public library (the “New-Library Parcel”). Pursuant to the Option, the City will transfer to County the New-Library Parcel, which is currently improved with a Community Center building (being used to provide senior assistance services), three (3) office buildings (being used for community services, office space and storage), an annex outbuilding (being used for storage), and various surface parking lots and other improvements. In accordance with the County’s construction schedule, all buildings and improvements on the New-Library Parcel will be scheduled for demolition to allow for construction of a

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MOTION

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BURKE	_____
YAROSLAVSKY	_____
KNABE	_____
ANTONOVICH	_____

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new public library. In order to meet the continuing needs of the surrounding community before demolition is scheduled, the City has requested that the County execute a leaseback of the buildings and improvements on the New-Library Parcel on a gratis basis.

I, THEREFORE, AS AUTHORIZED BY GOVERNMENT CODE SECTION 25365,

MOVE THAT THE BOARD OF SUPERVISORS:

1. Find that until thirty (30) days prior to the County notifying the City in writing that demolition is scheduled to commence, the New-Library Parcel, buildings and other improvements (the “subject property”) are surplus to any present County needs;
2. Find that a leaseback of the subject property is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Class 1 of the County’s Environmental Document Reporting Procedures and Guidelines, and Section 15301 of CEQA;
3. Find that the services provided by the City to the local community at the subject property serve public purposes which benefit the County;

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4. Approve a leaseback of the subject property to the City on a gratis basis in exchange for the City's compliance with all the terms and conditions of the proposed leaseback agreement. The property and services provided at the leased premises shall be equally open and available to residents of incorporated and unincorporated territory, and there shall be no discrimination against or preference, gratuity, bonus or other benefits given to residents of incorporated area not equally accorded residents of unincorporated territory;
5. Authorize the Chief Administrative Office (CAO) to negotiate terms of the proposed leaseback agreement;
6. Instruct the CAO to execute the leaseback agreement and other related documents after review and approval by County Counsel; and
7. Authorize the CAO to consent on behalf of the County to any optional extension terms provided for in the leaseback agreement.